

# PERSPECTIVES

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## Upcoming Meetings:

January 22:  
Design Review Committee, 4:00 p.m.

January 23:  
City Planning Commission, 1:00 p.m.  
Public Hearing, 2:30

January 29:  
Consolidated Plan Application  
Workshop, 6:00 p.m.

February 10:  
Design Review Committee, 4:00 p.m.

February 12:  
Wetlands Board 2:00 p.m.

February 13:  
City Planning Commission, 12:00 p.m.

February 19:  
Bd. of Bldg. Code Appeals, 10:00 a.m.

February 20:  
Board of Zoning Appeals, 10:00 a.m.

## ADDITIONAL ODU VILLAGE DEVELOPMENT UNDERWAY

Close on the heels of the successful opening of the Ted Constant Convocation Center, Old Dominion University (ODU) officials are pushing hard to complete, by August 15<sup>th</sup> of this year, recently initiated construction on phase I of the ODU Village. This section extends east of newly created Monarch Way (parallels Hampton Boulevard) to Killam Avenue between 46<sup>th</sup> and 44<sup>th</sup> Streets.

Initial construction involves two mixed-use buildings (commercial on first floor and student-oriented residential apartments on the upper floors) fronting on Monarch Way and two entirely residential student-occupied buildings fronting on each side of 45<sup>th</sup> Street. This phase will include about 378 beds in units for student rental and 50,000 sq. ft. of ground floor commercial.

Phase II envisions the closure of several even-numbered east-west streets between Monarch Way and Killam Avenue accompanied by the construction of additional mixed-use buildings on Monarch Way and residential buildings facing the remaining east-west streets. The buildings constructed in this phase will accommodate about 600 beds. All this development requires extensive infrastructure improvements and the provision of supporting parking.

Commonwealth of Virginia funds are not being used in the Village project. Long-term financing will be raised through the sale of revenue bonds, and, unlike state-owned university facilities, these buildings will be part of the Norfolk tax base as they are completed.

In addition to the City's role of site plan and infrastructure and building construction approval, the City is paying approximately \$15 million over a ten-year period towards the cost of the infrastructure. The Norfolk Redevelopment and Housing Authority is managing several components of the project. On the University's side, team members include ODU officials; the ODU Real Estate Foundation; the national firm, Ambling, acting as developer; a local contractor, S.B. Ballard; and a team of architects and engineers.

In addition, between now and the end of March, ODU officials hope to issue requests for development proposals on as many as seven sites between Monarch Way and Hampton Boulevard. ODU envisions two parcels flanking Monarch Way being developed in restaurant and retail uses. Five additional parcels for office and research uses are located adjacent to the new parking deck that serves the Constant Center and north of the Convocation Center. A later phase envisions a retail commercial center serving the Village and the west side of Norfolk. These developments will also be part of the Norfolk tax base.

University officials project that the total investment in the Convocation Center, the new parking deck, the various office buildings, and mixed use and residential buildings will exceed \$400 million dollars, the greatest proportion of which will be private investment. The City envisions that the completed project will be an important asset to Norfolk as well as Old Dominion University. If you have not been to the area recently, you owe it to yourself to visit and see the achievements already accomplished and the extensive construction now underway.







WE'RE ON THE WEB

[www.norfolk.gov/planning/](http://www.norfolk.gov/planning/)

Highlights of our web page include:

- ◆ Meeting schedules & agendas for boards & commissions
- ◆ Staff reports & maps for Planning Commission public hearing items
- ◆ General department information and contacts
- ◆ Links to the Zoning Ordinance
- ◆ Demographic & Land Use information
- ◆ Answers to frequently asked questions (such as how to rezone a property)

We are constantly updating our web page - please come back often.

## City Manager Meets With Planning Commission

Norfolk City Manager Regina V.K. Williams was the guest speaker at the City Planning Commission's December 12, 2002 Policy Meeting. This productive session supplied a unique opportunity for the Commission members to review and share ideas with the City Manager on critical issues and work program items in the City. The discussion primarily centered on the upcoming update process for the City's Comprehensive Plan and its relationship to both the new housing initiative as well as the emerging new planning program for Norfolk's neighborhoods. There was broad agreement that the Comprehensive Plan needs to be both a dynamic document and also the acknowledged resource for the future vision of Norfolk. In order to achieve this goal, a far-reaching focus on the future will be needed. Other major topics covered at the meeting included the issue of the quality of design and construction in the City and also an update on the HOPE VI and Broad Creek Renaissance programs.

*Jeff Raliski-Transportation Manager*

## 2004-2008 Five Year Consolidated Plan 2004 Annual Action Plan

The City of Norfolk is undertaking a Five Year Consolidated Planning process and the development of an Annual Action Plan with regards to Housing and Community Development. Under the Consolidated Plan process of the U.S. Department of Housing and Urban Development (HUD), the City of Norfolk anticipates distributing federal resources through three (3) programs. The programs include: the Community Development Block Grant (CDBG)-Entitlement Funds under Title I of the Housing and Community Development Act of 1974 (as amended), HOME Investment Partnership Fund-Entitlement Funds under the National Affordable Housing Act of 1990 (as amended), and the Emergency Shelter Grants (ESG) Program under Title IV of the Stewart B. McKinney Homeless Assistance Act of 1987 (as amended). The City is seeking citizen input regarding affordable housing needs, homeless/special needs and non-housing community development needs to be addressed with these resources. On Thursday, January 23, 2003, the Norfolk City Planning Commission held a Consolidated Plan Open Forum at 2:30 p.m. in City Council Chambers, 11<sup>th</sup> Floor, City Hall Building, Norfolk, Virginia. While the available funds under these programs have not yet been determined, funds for Fiscal Year 2003 totaled \$11.2 million. Fiscal Year 2004 funds are anticipated to be available from HUD beginning July 1, 2003 and ending June 30, 2004.

The primary objective of the Consolidated Plan Process is coordinated planning for the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income. Examples of activities which could be eligible for support with CDBG funds include acquisition and disposition of real estate, provisions of public works and facilities, rehabilitation of properties, clearance activities, provisions of public services, removal of architectural barriers, and provisions of assistance to activities which aid in economic development. HOME eligible activities include homeowner programs, rental housing development, and tenant-based rental assistance. ESG eligible activities include rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of the facility, essential supportive services, homeless prevention, and grant administration.

All residents of Norfolk were invited to attend this forum to help identify community development problems within the City, suggest ways in which these funds could be spent, or comment on previously funded activities. Written comments may also be mailed to Ms. Sandra Stewart, Programs Manager, Department and Planning and Community Development, 810 Union Street, Room 508 City Hall Building, Norfolk, VA 23510. Applications and comments will be accepted until February 12, 2003.

If special assistance for the handicapped is needed, please call the Department of Planning and Community Development, (757) 664-4752, TDD (757) 664-7322 at least three working days in advance of the forum.

*Sandra Stewart - Programs Manager*